

2025 Annual Report of Activities – Department of Public Health and Safety

Permits Issued 721

Inspections per permit (range) 2-9 depending on scope, type of project. Average 5 per permit.

Total permit inspections (est) 3605

Trade	Inspections Required
Electric **	Minimum 2
Plumbing **	Minimum 2
HVAC **	1
Building Inspections by type	
Concrete	1-3 depending on type
Framing	1
Firestopping	1
Insulation	1
Drywall	1
Final Building	1
Ice and Water Shield (roof)	1
Utility	2
Post hold (fence/deck)	1-3

Property Sales – All properties are inspected by DPHS at least once. Code violations require additional permitting and inspections to ensure remedy.

Condo	101
Townhome	22
SFD	100
Multi-family	52
Commercial	13
Total	<u>288</u>

*note this is total first inspections only. Most involve 1 or more re-inspections depending on the scope and type of required remedy.

Conditional Certificates Issued in 2025 was 90. Prior to closing, the buyer and seller determine who will be responsible for code violation remedy. If the buyer is taking responsibility for compliance a CC is required to ensure compliance. In terms of violations found, more than 50% are minor and corrective action is taken by the seller prior to closing

*note all property and land transactions also require the handling and routing of closing docs by DPHS prior to transfer stamp issuance.

Contractors Licensing and Registration – 495 contractors registered in 2025.

Property Maintenance Citations – 332 citations were issued in 2025

Rodent Abatement was conducted bi-monthly by 3rd party Smithereen Pest Control and daily by DPHS personnel. This process also includes replacement of rodent damaged trash containers. Hundreds of such requests were processed by DPHS field and office staff.

Zoning activity. Zoning inquiries are made daily to the DPHS office. Inquiries include but not limited to requests for classification, use confirmation (prohibited, permitted or special) and verification of eligibility for re-build. Only one case was brought before the Planning and Zoning Commission in 2025. This was unprecedented from year over year totals.

Development activity

There were limited development opportunities in calendar 2025. This was due a difficult construction environment, limited open space and skyrocketing tax-per-door on new construction. 2026 looks promising with 7459 Franklin recently coming on the market. This 107,000 sf (2.5 acre) property is prime for re—development. Proximity to the City of Chicago, mass transit and the limited access divided highway. It also offers the value add of taking an industrial use and its truck and train activity off FP streets. This location is the last active Union Pacific rail spur in Forest Park with weekly deliveries of lumber by rail car. This location is the last of two north side locations hosting industrial uses. Re-development from Industrial to residential is likely.



Existing Conditions

The Altenheim remains in limbo but if future use is determined staff believes the same high quality developers expressing interest in Suburban Lumber are likely to also be interested in his location.

Economic Development and Business Licensing

In years past, revenue producing new businesses were scarce and frequently lost to local communities offering incentive dollars. 2026 will be the year of institutional changes with several long time restaurant owners hanging up their apron. DPHS fully expects backfill of these locations will be relatively seamless offering new menu's and types of cuisines. The former archery spot on Madison will be open in the coming months as a restaurant. Original Steaks and Hoagies had a creative and successful grand opening. Pending projects on Roosevelt Rd. are still in negotiations or due diligence. The restoration of the National Guard facility will be delayed indefinitely due to the previous occupant (DoD) leaving the space without winterizing resulting in boiler compromise, broken water pipes and the roof needs to be replaced in total. Two cannabis dispensaries opened in 2025. Parkway on Madison closed their doors in November without notice to the Village or IDFPR Adult Use Cannabis Program. DPHS has been told a new company will be taking over the site but no timeline has been established.

New business license inspection, buildout with or without additional permitting is tracked by DPHS depending on current use or anticipated future use. DPHS processed and approved 35 business licenses in 2025.

****Sanitation Inspections**

Cook County Public Health performs field inspections 2x annually. Deficiencies reported to DPHS trigger a follow inspection by DPHS staff. Likewise plan reviews for new construction or renovations are performed by DPHS staff. Total inspections 165 in 2025.

****Elevator Inspections**

Performed 2x annually by Elevator Inspection Services. 168 inspections were completed in 2025

Utility permitting

DPHS reviews all utility permits from subgrade to overhead to wireless. CBBEL reviews and comments on each. ComEd and Nicor alone submit permit plans on a weekly basis from April thru November.

Reviews specifically call out subgrade utility conflicts (sewer, water mains/services, low and high voltage cable). Telecomms wishing to upgrade or remove equipment must submit engineering for removal and provide evidence of restoration. Ground leases are executed for ground equipment with legal review by SRD.

*utility permit pass thru fees are not re-billed for utilities engaged in a franchise agreement with the Village.

Complaint investigation and unscheduled requests for field visits. Field visits requested by phone, email or the Village complaint portal average 3-5 per day annually with spikes during warm weather. Examples include but are not limited to rodent investigations, overflowing garbage, neighbor disputes and requests for professional assistance by our plumbing and electrical inspectors.

Notable projects completed in 2025

- 801 Harlem – U-Haul 6 story self storage
- 7547 Washiington – townhome
- 949 Beloit – townhome
- 500 Circle – deconversion and rehab to single family dwelling
- U3 Coffee
- Espresso Café
- Parkway Cannabis (closed temporarily but scheduled to re-open)
- Re-design of the entire campus located at Circle and Harlem Ave. Including landscape improvements, welcome to FP monument, two exterior renovations (Dunkin and Pep Boys) and buildouts of three new tenant spaces (all currently lease and occupied) at the former CVS.

**denotes services provided that are re-billed to the business, permit holder or property owner

DPHS full time staff:

Steve Glinke – Director
Sandy Nutley – Office manager

DPHS part time staff 19 or less per week. They are paid hourly with no benefits:

Scott Popelka – Property sales and code enforcement
Michelle Roque – Office staff

**DPHS Paid by inspection staff who are compensated by flat fee for inspections and reviews:

Mike Stisevic – Electrical inspector
Ray Traynor – Plumbing inspector

**Contracted staff:

Planning and Zoning – currently vacant
Lakeside Consultants – plan review, HVAC and new construction inspection and tracking
B and F Technical – plan review for medium to large development inspection and tracking
Christopher Burke Engineering